

DESCRIPTION SPECIFICATION

Exchange Tower offers high quality, open plan accommodation over six main floors and seven tower levels. Current occupiers include HBJ Gateley, Royal Bank of Canada, Aberdeen Considine and Flexitricity.

Each suite offers high levels of natural daylight and affords excellent views of the city making the tower a truly landmark location.

The building is run to meet occupier's business needs with 24 hour access 7 days a week and a commissionaire presence throughout the day. There is on site secure car parking which is situated at the rear of the building.

Our clients have recently refurbished all available floors within the building, more detailed information on the inserts. The general specification is as follows:

Comprehensively refurbished and enlarged reception area

All common areas have been refurbished to a high standard

4 Pipe fan coil air conditioning & perimeter heating

2 No. ten passenger, high speed lifts

Full raised access floor with new carpet tiles

New suspended ceiling and light fittings

Male and female toilets at all levels, with generous accessible provision on various levels

Enhanced shower provision throughout the building

DDA compliant

Barrier access on site car parking

Water and drainage points to allow kitchen / tea prep installation



LEASE TERMS

The suites are available on lease terms from five years and upwards.

VAT

All terms quoted are exclusive of VAT.

QUOTING RENT

Rent on application.

LEGAL COSTS

Each party will be responsible for payment of their own legal costs incurred in any transaction. In the normal manner the ingoing tenant will be responsible for the payment of any Stamp Duty, Registration Dues, Subsequent Memoranda and VAT.

EPC

Exchange Tower has an EPC Rating of 'E'.

VIEWING & FURTHER INFORMATION

To arrange viewings and request further information, please contact either of the joint letting agents:



CBRE
7 Castle Street
Edinburgh
EH2 3AH

Allan Matthews
M: 07983 415465
Email: allan.matthews@cbre.com

Beverley Mortimer
M: 07833 404761
Email: beverley.mortimer@cbre.com



Montagu Evans LLP
4th Floor Exchange Tower
19 Canning Street
Edinburgh EH3 8EG

Hugh Rutherford
M: 07826 947 230
Email: hugh.rutherford@montagu-evans.co.uk

Struan Whyte
M: 07818 012 450
Email: struan.whyte@montagu-evans.co.uk

CBRE and Montagu Evans for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of CBRE and Montagu Evans have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: August 2016.

19 CANNING STREET
EDINBURGH EH3 8EH

OPEN PLAN
OFFICES TO LET

FLEXIBLE SUITE SIZES
AVAILABLE

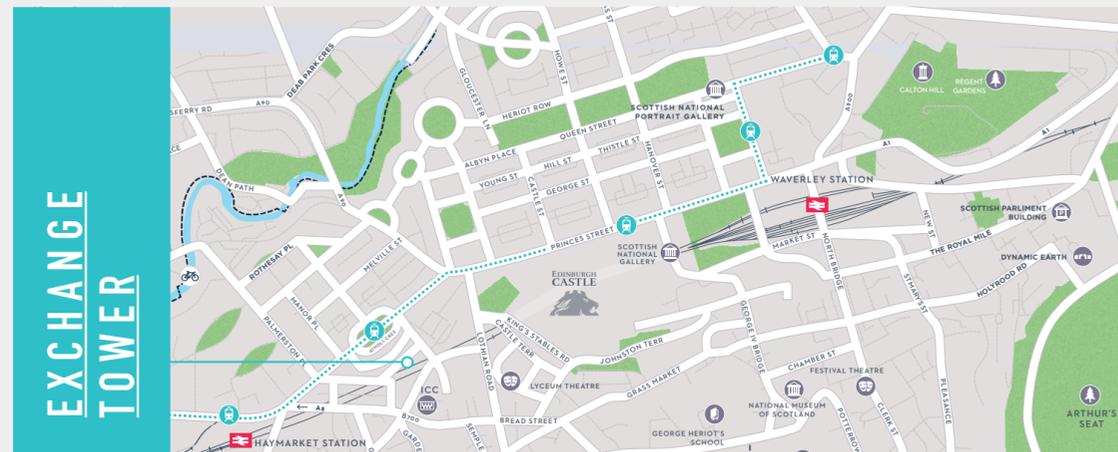
EXCHANGE
TOWER

LOCATION

Exchange Tower occupies a prominent position at the junction of Canning Street and Torphichen Street, within the Exchange District, the city centre's prime commercial location. The property provides immediate and convenient access to a full range of restaurants, bars, cafes and shops within the Exchange District as well as the West End. In addition the principal retail streets of George Street and Princes Street are close by.

Edinburgh's two main railway stations are within easy walking distance with Haymarket being approximately 500 yards away. The new West Princes Street tram stop is less than five minutes walk from the building.

The World renowned Edinburgh International Conference Centre is located close by as are the five star hotels The Caledonian Hilton and The Sheraton. Public car parking is available locally.



MAP KEY

OCCUPIERS

1. HBJ Gateley Waring, Melrose Resources plc, RBC
2. DLA Piper
3. Dundas & Wilson, KPMG, Deloitte, Martin Currie Standard Life
4. Cairn Energy, Burness Paul, Brodies, Clydesdale Bank
5. Anderson Strathern
6. BNY Mellon
7. Lloyds Banking Group
8. Franklin Templeton
9. Aberdeen Asset Management
10. Brewin Dolphin, PWC, Green Investment Bank, IBM, Henderson GI
11. Scottish Widows
12. Wood Mackenzie, i2 Office
13. Blackrock, Hymans, Robertson
14. Scott Moncrieff, Alexander Forbes, Valad Property Group
15. EICC
16. Regus
17. AON, Freeagent Central
18. Lindsays, Mott Macdonald, Hudson
19. Atkins Faithful & Gould
20. Marks & Clerk LLP

AMENITIES

1. One Spa
2. Lyceum Theatre
3. Usher Hall
4. HMV Picture House
5. Filmhouse
6. Odeon Cinema
7. The Huxley/Kyloe
8. Ghillie Dhu
9. Red Squirrel Bar
10. Shakespeare Bar
11. All Bar One
12. Travelodge
13. The Caledonian - A Waldorf Astoria Hotel
14. Sheraton Hotel
15. Galvin Brasserie de luxe
16. Pompadour Restaurant
17. Wagamama
18. Nandos
19. One Square Restaurant
20. Rutland Nursery



Train Station



Tram stop

THE PROPERTY PROVIDES IMMEDIATE AND CONVENIENT ACCESS TO A FULL RANGE OF RESTAURANTS, BARS, CAFES AND SHOPS WITHIN THE EXCHANGE DISTRICT AS WELL AS THE WEST END

